



## Regular Council

### Agenda

Leduc County Centre, Nisku, AB

Tuesday, October 10, 2023

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes  
Sept. 26, 2023, Regular Council meeting ✓
4. **1:30 p.m. Presentations**
  - a) Public
  - b) Service awards:
    - 5 years
      - Keven Lefebvre, Fire Chief D. Coleman
    - 15 years
      - Garrett Broadbent, Director – Road Operations and Agricultural Services D. Coleman
5. **1:45 p.m. Public hearing**
  - a) Amend Leduc County Land Use Bylaw No. 7-08 – New Sarepta lot for sale ✓ C. Haverland
6. **2:00 p.m. Department reports / recommendations**
  - a) 2:00 p.m. Planning and Development – Development Services
    - i) Direct Control Permit ✓ C. Haverland
  - b) 2:15 p.m. Economic Development
    - i) Proclamation – Small Business Week ✓ T. Anderson
  - c) 2:20 p.m. Enforcement
    - i) Urban Standards Bylaw #14-22 – Cost recovery review ✓ C. Nelson
  - d) 2:35 p.m. Finance
    - i) Uncollectible Receivables policy (FS-06) ✓ N. Wice
  - e) 2:45 p.m. County Manager's Office
    - i) Whistleblower policy (AS-01) ✓ M. Scheidl
7. **2:55 p.m. In-camera session - In accordance with Freedom of Information and Protection of Privacy Act (FOIP)**
  - a) 2:50 p.m. County Manager's Office
    - i) Personnel matter (S. 24, FOIP) D. Coleman
8. Business arising from In-camera session
9. **Adjournment**

✓ Attachment provided

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## Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, October 10, 2023*

### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, October 10, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozar, Dal Viridi, Ray Scobie and Larry Wanchuk present.

### Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager – Financial and Corporate Services
- Alan Grayston, General Manager - Development and Community Services
- Joyce Gavan, Legislative Coordinator

### Agenda adoption

**210-23** Councillor Wanchuk -- that the agenda for the October 10, 2023, regular County Council meeting be adopted as circulated.

Carried Unanimously

### Previous Minutes – September 26, 2023, regular meeting

**211-23** Councillor Lewis -- that the September 26, 2023, regular meeting minutes be adopted as circulated.

Carried Unanimously

### Public presentation

There was no one in attendance to make a presentation.

### Service award

The following staff members were recognized for their service award:

- 5 years: Keven Lefebvre, Fire Chief
- 15 years: Garrett Broadbent, Director – Road Operations and Agricultural Services

### Direct Control Permit D23-204 – Agriculture Centric Resort Recreational Facility with market garden, 6 moved-in cabins and leave as sited sauna – NE 20-50-24-W4, Roll 1082000

Manager of Development Services Charlene Haverland provided a recommendation with respect to Direct Control Permit D23-204.

**212-23** Councillor Lewis – that Council approve Development Permit Application D23-204 for an agriculture centric resort recreational facility with market garden, 6 moved-in cabins and leave as sited sauna located at NE 20-50-24-W4, Roll 1082000, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the resort recreational facility market garden, sauna and 6 cabins (within designated area) and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.

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3. Hours of operation shall be the following:
  - i) Cabins – April 1 to Nov. 30, 3:00 p.m. check-in – 12:00 p.m. (noon) check-out, seven days per week, max occupancy 54 persons, (4 domes and 6 cabins).
  - ii) Resort Recreational Facility – weekend events, weddings and fairs, year-round, Friday and Saturdays, setup 8:00 a.m. to 2:00 a.m.
  - iii) Resort Recreational Facility – weekday activities, tickets/invitation events only, year-round, setup 8:00 a.m. to 11:00 p.m.
  - iv) Market Garden – Thursday to Sunday, June 1 to Nov. 30, 11:30 a.m. to 6:00 p.m.
4. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
5. All upgrades required off a Leduc County public roadway, as a result of the development shall be provided to the satisfaction of Leduc County Engineering and Utilities department.
6. The landowner shall submit a new traffic impact assessment prior to Sept. 23, 2024, to the satisfaction of Leduc County and Alberta Transportation.
7. The landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
8. A Provincial road side development permit is valid until Sept. 23, 2024. The landowner shall obtain a new permit prior to Sept. 23, 2024 to continue operation.
9. The development permit shall be valid for one year. On or before Oct. 10, 2024, the landowner shall apply and obtain a development permit for the continued resort recreational facility and campground – geodesic dome tents (4), cabins (6).
10. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

**Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 – LA23-003 Redistrict Residential Urban 2 (RU2) to Commercial 1 (C1) district within the Hamlet of New Sarepta**

Mayor Doblanko called the public hearing to order at 1:50 p.m. with respect to amending the Leduc County Land Use Bylaw No. 7-08 relating to LA23-003 to redistrict land within the Hamlet of New Sarepta from Residential Urban 2 (RU2) district to Commercial 1 (C1) district to allow for the provision of the dwelling, apartments and adult care facility land use as a Discretionary Use.

Mayor Doblanko called upon administration to introduce the subject of the hearing.

Manager of Development Services Charlene Haverland provided a staff report with respect to the proposed amendment to the Leduc County Land Use Bylaw No. 7-08, highlighting the following:

- 1) The subject of the hearing is to amend the Leduc County Land Use Bylaw 7-08 by redistricting land within the Hamlet of New Sarepta from Residential Urban 2 (RU2) district to Commercial 1 (C1) district to allow for the provision of the dwelling, apartments and adult care facility land use as a Discretionary Use.
- 2) The County owns the subject lot and would like to provide more flexibility of housing opportunities for the new landowners.
- 3) As part of the referral process the application was referred and advertised in accordance with the *Municipal Government Act*. There were no concerns related to this proposed amendment. One resident from New Sarepta responded they support the amendment and believe this development would be a great asset to the New Sarepta area.
- 4) In accordance with the information provided within this report, it is the recommendation of administration that Council provides first, second and third readings to the proposed bylaw to amend the Leduc County Land Use Bylaw 7-08, as presented.





Mayor Doblanko asked Council members if they had any questions of administration and there were none.

Mayor Doblanko asked if any additional relevant correspondence has been received that is not part of the agenda package, and County Manager Coleman advised there was none.

Mayor Doblanko noted there were no registered speaker(s) to speak to the subject of the public hearing.

Mayor Doblanko called upon anyone else in attendance to speak in support or against the subject of the public hearing, and there was no one.

Mayor Doblanko called upon administrative staff to provide closing comments and answer any questions by Council members.

Charlene Haverland provided closing comments, highlighting the following:

- The proposed amendment was circulated to 24 residents with one positive response.

### **Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:01 p.m.

### **Bylaw No. 20-23 Amend Leduc County Land Use Bylaw No. 7-08 – LA23-003 Redistrict Residential Urban 2 (RU2) to Commercial 1 (C1) district within the Hamlet of New Sarepta**

**213-23** Councillor Smith -- that Bylaw No. 20-23 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. Redistrict 0.41 ha (1.02 ac) of land, located at Pt. NW 34-49-22-W4, Plan 4629, Block G, Lot A from the Residential Urban 2 (RU2) district to Commercial 1 (C1) district.
2. That the following uses be added to Part 9.36.3 Discretionary Uses of the C1 – Commercial 1 Land Use District:

Dwelling, Apartments  
Adult Care Facility

Carried Unanimously

**214-23** Councillor Lewis -- that Bylaw No. 20-23 be given second reading.

Carried Unanimously

**215-23** Councillor Belozer -- that Bylaw No. 20-23 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

**216-23** Councillor Wanchuk -- that Bylaw No. 20-23 be given third reading.

Carried Unanimously

### **Proclamation – Small Business Week October 15-21, 2023**

County Manager Duane Coleman provided a recommendation requesting Proclamation for Small Business Week from October 15 – 21, 2023 within Leduc County.



**217-23** Councillor Scobie – that Leduc County Council proclaim the week of October 15 – 21, 2023 as Small Business Week within Leduc County.

Carried Unanimously

Mayor Doblanko read the Small Business Week Proclamation.

**Urban Standards Bylaw No. 14-22 – cost recovery review**

Director of Enforcement Services Clarence Nelson provided a staff recommendation with respect to Urban Standards Bylaw No. 14-22 – cost recovery review.

**218-23** Mayor Doblanko – that Council deny the appellant's request to dismiss the MGA Order to Comply and deny the appellant's request reduce or eliminate the landowner's invoice associated with recovering the costs incurred by the County to bring her undeveloped residential lot in Royal Oaks into compliance with Leduc County's Urban Standards Bylaw No. 14-22.

Carried Unanimously

**Uncollectible Receivables Policy FS-06**

Director of Finance Natasha Wice provided a staff recommendation for approval of the Uncollectible Receivables Policy FS-06, as presented.

**219-23** Councillor Scobie – that Council approve the Uncollectible Receivables Policy FS-06, as presented.

Carried Unanimously

**Whistleblower Policy AS-01**

Manager of Communication, Intergovernmental and Legislative Services Michael Scheidl provided a staff recommendation for approval of the revised Policy AS-01 Whistleblower.

**220-23** Mayor Doblanko – that Council approve the revised AS-01 Whistleblower Policy.

Carried Unanimously

**In-Camera session**

**221-23** Councillor Smith -- that Council meet in-camera in accordance with the *Freedom of Information and Protection of Privacy (FOIP) Act* to discuss the following:

- i) Personnel matter (s. 24, FOIP)

Carried Unanimously

The in-camera session commenced at 2:27 p.m.

**Revert to Governance and Priorities Committee open session**

**222-23** Councillor Scobie -- that the in-camera session revert to the Regular Council open session.

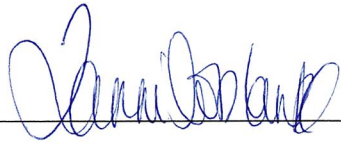
Carried Unanimously

The in-camera session reverted to the open session at 2:43 p.m.

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**Adjournment**

Mayor Doblanko adjourned the meeting at 2:44 p.m.

  
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Mayor

  
\_\_\_\_\_  
County Manager